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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PLUM POINT ON HUDSON MINOR SUBDIVISION
(SOUTHERLY LANDS OF CONDO PROJECT)
PROJECT LOCATION: OFF LAFAYETTE DRIVE
SECTION 81 – BLOCK 1 – LOT 2 & 3.42
PROJECT NUMBER: 03-35
DATE: 12 NOVEMBER 2003
DESCRIPTION: THE APPLICATION PROPOSED FORMAL SUBDIVISION OF THE
SOUTHERLY PORTION OF SECTION VI OF THE PLUM POINT
CONDO PROJECT INTO TWO (2) LOTS.

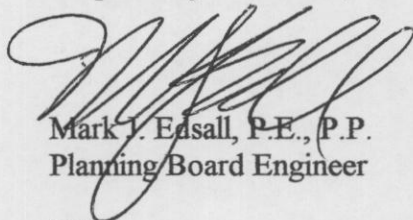
1. Currently, the Phase IV property is split by the school district line and is, therefore, listed as two tax lots. The northerly tax lot contains the residential units of the condo phase IV, and the southerly lot is vacant. This application proposes to formally split the property into two individual approved lots.
2. The plan does not include a bulk table, or other zoning information. This should be added to confirm compliance of the lots. Information for the condo lot should be total (all phases), as the Planning Board and zoning approvals look at the total site.
3. The issues for this application appear quite simple, as follows:
 - Whether to overall condo property remains in compliance with its approval, and zoning, if the 7.075 acres of proposed lot #1 are removed as a separate lot.
 - Whether any approvals are required from the Attorney General's office prior to Town approval.
 - Whether the site is serviced by municipal water and sewer, and that the lot is within necessary districts.

REGIONAL OFFICES

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4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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